

This Instrument prepared by:  
Herbert W.A. Thiele, Esq., County Attorney  
Leon County Attorney's Office  
301 South Monroe Street, Suite 202  
Tallahassee, Florida 32301

**COUNTY DEED PURSUANT TO FLA. STAT. §125.411**

**THIS DEED**, made this \_\_\_\_ day of \_\_\_\_\_ 2004, by **LEON COUNTY**, a political subdivision of the State of Florida, whose post office address is 301 South Monroe Street, Room 201, Tallahassee, Florida 32301, **party of the first part**, and **CITY OF TALLAHASSEE**, a Florida municipal corporation, whose post office address is 300 South Adams Street, Tallahassee, Florida 32301, **party of the second part**,

**WITNESSETH** that the said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Leon County, Florida:

**See Legal Description attached hereto  
and made a part hereof as Exhibit "A"**

**IN WITNESS WHEREOF**, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

**LEON COUNTY, FLORIDA**

By: \_\_\_\_\_  
Jane G. Sauls, Chairman  
Board of County Commissioners

ATTEST: Bob Inzer, Clerk of Circuit Court

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:  
Leon County Attorney's Office

By: \_\_\_\_\_  
County Attorney

**PROFESSIONAL SURVEYING AND ENGINEERING  
LEGAL DESCRIPTION**

COMMENCE at street centre number 500 of the street centres of Tallahassee, Florida, at the intersection of St. Francis Street and Railroad Avenue, said street centre identified by a brass pin below the existing pavement and run thence North 00 degrees 10 minutes 32 seconds West along the street centre line of Railroad Avenue, a distance of 33.12 feet; thence leaving said street centre line, run North 89 degrees 54 minutes 37 seconds West along an easterly projection of the south boundary of that parcel of land described in the instrument recorded in Official Records Book 851, Page 116 of the Public Records of Leon County, Florida, a distance 20.20 feet to Station 118+19.39 on the City of Tallahassee Control Baseline of Survey of Railroad Avenue as shown on the Macomb Street Improvements Control Survey and Right of Way Map prepared by the City of Tallahassee, Public Works, Engineering Division, Project Number 92032, File Number 015-92, last revised February 12, 1996; thence leaving said Control Baseline, continue North 89 degrees 54 minutes 37 seconds West along the aforesaid easterly projection, a distance of 42.04 feet to the westerly right of way of Railroad Avenue as shown on the aforesaid Right of Way Map; thence run South 02 degrees 29 minutes 53 seconds East along said westerly right of way, 163.28 feet to a 5/8" City of Tallahassee survey point; thence leaving said right of way, run North 81 degrees 54 minutes 34 seconds West along the northerly boundary of that parcel of land described in the instrument recorded in Official Records Book 1965, Page 2084 of the Public Records of Leon County, Florida a distance of 348.98 feet to a 5/8" City of Tallahassee survey point; thence run South 84 degrees 18 minutes 50 seconds West along the northerly boundary that parcel of land described in the instrument recorded in Official Records Book 1604, Page 881 of said public records a distance of 263.91 feet to the northwest corner of said parcel and the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 84 degrees 21 minutes 08 seconds East 59.00 feet along said northerly boundary a distance of 59.00 feet; thence leaving said northerly boundary run South 47 degrees 27 minutes 51 seconds West 94.38 feet to the westerly boundary of said parcel; thence run North 10 degrees 34 minutes 35 seconds East along said westerly boundary a distance of 59.00 feet to the POINT OF BEGINNING, containing 1671 square feet, more or less and lying within the City of Tallahassee, in Section 1, Township 1 South, Range 1 West, Leon County, Florida.

A Sketch of Description of the parcel described herein is attached as Exhibit "A" and by reference incorporated herein.

Bearings are assumed based on the Macomb Street Improvements Control Survey and Right of Way Map prepared by the City of Tallahassee, Public Works, Engineering Division, Project Number 92032, File Number 015-92, last revised February 12, 1996.

The undersigned surveyor has not been provided a current title search or abstract of matters affecting title to the subject parcel. It is possible there are deeds of record, unrecorded deeds, easements or other instruments, which could affect the boundaries of the parcel described herein.

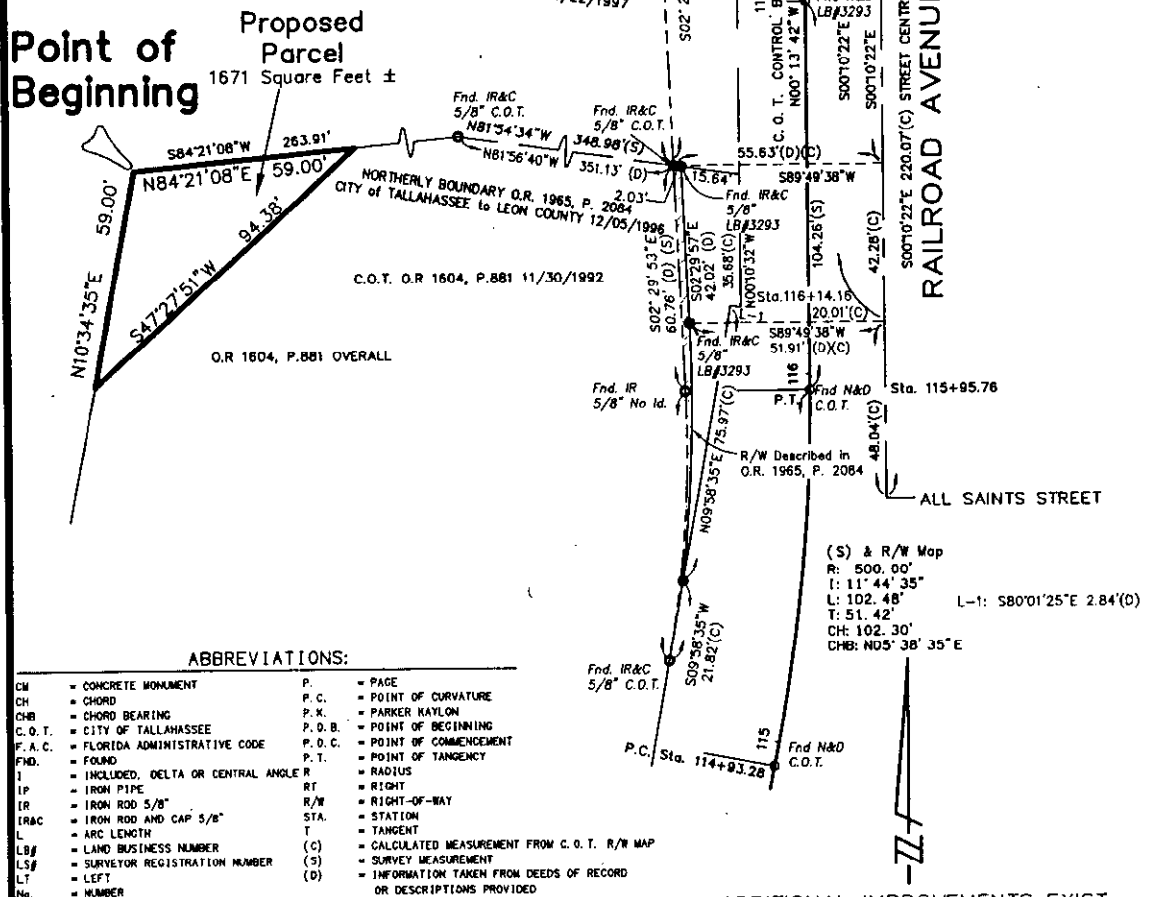
I hereby certify that this description meets the Minimum Technical Standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 61G-17-6.006(1), Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

07/29/04



M. Kevin Mears  
Professional Surveyor and Mapper  
Florida Certificate Number 5459  
Florida Licensed Business Number 3293

Point of Beginning



ABBREVIATIONS:

|        |                                    |        |   |
|--------|------------------------------------|--------|---|
| CH     | = CONCRETE MONUMENT                | P.     | = PAGE  |
| CH     | = CHORD                            | P.C.   | = POINT OF CURVATURE  |
| CHB    | = CHORD BEARING                    | P.M.   | = PARKER KAYLON   |
| C.O.T. | = CITY OF TALLAHASSEE              | P.D.B. | = POINT OF BEGINNING  |
| F.A.C. | = FLORIDA ADMINISTRATIVE CODE      | P.D.C. | = POINT OF COMMENCEMENT   |
| FND.   | = FOUND                            | P.T.   | = POINT OF TANGENCY   |
| I      | = INCLUDED, DELTA OR CENTRAL ANGLE | R      | = RADIUS  |
| IP     | = IRON PIPE                        | RT     | = RIGHT   |
| IR     | = IRON ROD 5/8"                    | R/W    | = RIGHT-OF-WAY  |
| IRAC   | = IRON ROD AND CAP 5/8"            | STA.   | = STATION   |
| L      | = ARC LENGTH                       | T      | = TANGENT   |
| LB#    | = LAND BUSINESS NUMBER             | (C)    | = CALCULATED MEASUREMENT FROM C.O.T. R/W MAP                      |
| LS#    | = SURVEYOR REGISTRATION NUMBER     | (S)    | = SURVEY MEASUREMENT  |
| LT     | = LEFT                             | (D)    | = INFORMATION TAKEN FROM DEEDS OF RECORD OR DESCRIPTIONS PROVIDED |
| No.    | = NUMBER                           |        |   |
| O.R.   | = OFFICIAL RECORD BOOK             |        |   |

SURVEY NOTES:

- This Boundary Survey was prepared to identify the proposed parcel transfer from the City of Tallahassee to Leon County.
- Bearing base is assumed and has been taken from the MACOMB STREET IMPROVEMENTS CONTROL SURVEY, prepared by the City of Tallahassee, Public Works, Engineering Division, Project Number 92032, File Number 015-92, last revised 02/12/1998.
- Additional buildings and other improvements exist and have not been located or shown.
- All distances shown hereon are expressed in U.S. Survey feet and decimal parts thereof unless otherwise shown.
- A current title search or abstract of matters affecting title to the subject property has not been provided. Except as shown and noted herein, this map of survey does not purport to reflect any of the following that may be applicable to the subject property: easements, except those that were visible at the time of the survey date and those known by the surveyor; zoning or other land-use regulations; and any other matters that an accurate and current title search may disclose.
- Field Survey Date: 01/03/2003 Field Book: 712/3  
02/14/2003 Field Book: 712/17

ADDITIONAL IMPROVEMENTS EXIST AND ARE NOT SHOWN  
SCALE IN FEET: 1"=40'

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the Minimum Technical Standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 81G-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

EXHIBIT "A"

*M. Kevin Meers* 07/29/03  
M. Kevin Meers  
Professional Surveyor and Mapper  
Certificate Number 5459

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH OF DESCRIPTION

PROPOSED PARCEL FOR THE  
LEON CO. DENTAL CLINIC  
912 RAILROAD AVE.

CLIENT: LEON CO. BOARD OF  
COUNTY COMMISSIONERS

|                       |                          |            |
|-----------------------|--------------------------|------------|
| SCALE:<br>1"=40'      | PROJECT NO.:<br>4362.002 | SHEET<br>2 |
| DATE:<br>07/26/03     | FIELDBOOK:<br>712/17     | OF<br>2    |
| DRAWN BY:<br>MKM      |                          |            |
| CAD NO.:<br>4362006-2 |                          |            |
| REVISED:              |                          |            |

**Allen Nobles & Associates, Inc.**  
TALLAHASSEE • CHIPLEY • NICEVILLE • PENSACOLA  
PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING LB#3293 EXP 7/99  
2720 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308  
PH: 904-365-1178 FAX: 904-365-1904